

MANSFIELD TOWNSHIP COMMITTEE MEETING

September 9, 2020

This is a regular meeting of the Mansfield Township Committee. The notice requirements of the law have been satisfied for this meeting by notice to the Star Gazette and the Express Times of the time, date and location thereof. Notice was also posted on the announcement board located in the Municipal Building.

This meeting was held in person and on the Zoom platform. The Township Committee and the public were able to remotely hear the meeting audio.

Roll Call: Mr. Hayes, Mr. Farino, Mrs. Mora Dillon, Mr. McGuinness, Mayor Watters

Salute to the flag was done by all.

APPROVAL OF THE MINUTES

Mr. Hayes made a motion to approve the August 26, 2020 Regular Session Minutes, which was seconded by Mrs. Mora Dillon.

Mayor Watters stated a change is needed to Page 2 Employee's report – correction of last sentence.

Ayes: Mr. Hayes, Mr. Farino, Mrs. Mora Dillon, Mr. McGuinness, Mayor Watters

Nays: None

Absent: None

Abstain: None

Mrs. Mora Dillon made a motion to approve the August 26, 2020 Executive Session Minutes, which was seconded by Mr. McGuinness.

Ayes: Mr. Hayes, Mr. Farino, Mrs. Mora Dillon, Mr. McGuinness, Mayor Watters

Nays: None

Absent: None

Abstain: None

BILL LIST

Mr. Hayes made a motion to approve the September 9, 2020 Bill List, which was seconded by Mr. McGuinness.

Mayor Watters asked about Page 2 – attorney had an application in for solar – Mrs. Mollineaux said it is not charged to escrow and clarification is needed from the Planning Board. Mr. Farino explained that the attorney was looking into other towns solar ordinances because of concerns that had come up with a variance application.

Ayes: Mr. Hayes, Mr. Farino, Mrs. Mora Dillon, Mr. McGuinness, Mayor Watters

Nays: None

Absent: None

Abstain: None

CLERK'S REPORT

Energy Aggregation – Ms. Hrebenak requested approval to put bids out for energy aggregation.

Mr. Hayes made a motion for approval, which was seconded by Mrs. Mora Dillon.

Ayes: Mr. Hayes, Mr. Farino, Mrs. Mora Dillon, Mr. McGuinness, Mayor Watters

Nays: None

Absent: None

Abstain: None

Rec Department Property – Ms. Hrebenak requested approval to put bids out for farming. Typically, it goes out in December, but Ms. Hrebenak would like to get it out early.

Mrs. Mora Dillon made a motion for approval, which was seconded by Mr. McGuinness.

Ayes: Mr. Hayes, Mr. Farino, Mrs. Mora Dillon, Mr. McGuinness, Mayor Watters

Nays: None

Absent: None

Abstain: None

Brickyard Road Property – A request is in the packet for purchase of Township property on Brickyard Road. The owners of an adjacent property are interested in purchasing it for assessed value. Discussion took place between the Committee and Mr. Lavery about adjacent property sales. Mr. Lavery stated that due to the property size, it might have to be auctioned and he will look into it. Auction options were discussed.

Planet Network – Ms. Hrebenak asked if the Committee wanted to move forward with the agreement. Mr. Lavery reviewed the agreement and will have a short memo to the Committee by the end of the week if the Committee wants to take action on it at the next meeting.

Freon Test – Stryker did find a leak and fixed it with no additional cost other than the cost to inspect. Mayor Watters asked if we would hear from the HVAC people if the fix worked. Ms. Hrebenak stated it was not filled. Mr. Farino stated that the person that we speak to is on vacation and that we will have more information at the next meeting.

Cleaning Company – Ms. Hrebenak asked if the Committee wanted to advertise for a part-time custodian as opposed to hiring a cleaning company. Discussion took place about the pros and cons of hiring a part-time employee vs. a cleaning company. Mrs. Mora Dillon asked Ms. Hrebenak to get more quotes from cleaning companies.

FINANCE REPORT

In Rem Foreclosures – Mrs. Mollineaux stated there is a resolution on agenda to hire an attorney to continue with the In Rem Foreclosures.

Property Auction – The contract from Max Spann was forwarded to our Township attorney for review, and if everything is okay, it will be put on the next meeting agenda.

EMPLOYEES' REPORTS

Newsletter – Mrs. Fascenelli included a draft of the newsletter for Committee approval before printing. The newsletter will be mailed out with the tax bills.

Mrs. Mora Dillon made a motion to print the newsletter, which was seconded by Mr. Hayes.

Ayes: Mr. Hayes, Mr. Farino, Mrs. Mora Dillon, Mr. McGuinness, Mayor Watters
Nays: None
Absent: None
Abstain: None

ENGINEER'S REPORT

Bright Road – Mr. Kastrud made the application through the NJDOT Sage program for the Bright Road drainage reconstruction and will have a resolution for it at the next meeting.

Stormwater – Mr. Kastrud attended a DEP Stormwater Seminar. Before March 2021, we will have to pass a new stormwater ordinance updating three major changes – methods of calculating stormwater, the thresholds for water quality, and green infrastructure. He will explain it as soon as he gets the ordinance together.

Meadows' Water Flow – Mayor Watters asked about the flow numbers for the Meadows. Mr. Kastrud has not checked, but will make it a priority. At the last meeting, Mr. Kastrud stated that their numbers were lower than expected – between 30-40 gallons per day per household. Mayor Watters would like to know what the water meter readings are on the homes.

PUBLIC PORTION

Mayor Watters opened the public portion of the meeting; seeing no comment from the public, public portion was closed.

RESOLUTIONS

**RESOLUTION NO. 2020-127
OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF MANSFIELD**

Resolution of the Township of Mansfield, County of Warren and State of New Jersey, Authorizing the Award of a Non-Fair and Open Professional Service Contract for the Position of Legal Counsel to perform In Rem Foreclosure Procedures to Goldenberg, Mackler, Sayegh, Mintz, Pfeffer, Bonchi, Gill

WHEREAS, the Township of Mansfield has a need to appoint an Attorney as a non-fair and open contract

pursuant to the provisions of N.J.S.A. 19:44A-20.4 or Section 2.13.1 of the Township Code as appropriate; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1, et. seq) requires that the Resolution authorizing the award of contracts for Professional Services without competitive bids and the contract itself must be awarded for public inspection; and

WHEREAS, The Attorney shall be appointed and shall hold the position for the duration of the contract to complete the In-Rem Foreclosures per the list provided by the Township Tax Collector; and

WHEREAS, the term of this appointment and contract for this service is no more than one year from the date authorizing the contract; and

WHEREAS, Keith A. Bonchi of GMS Law Attorneys will provide In Rem Foreclosure procedures as per proposal dated August 20, 2020 on file in the Township Clerk's Office; and

WHEREAS, Goldenberg, Mackler, Sayegh, Mintz, Pfeffer, Bonchi, Gill has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to a political or candidate committee in the Township of Mansfield with the elected officials in the previous one year, and that the contract will prohibit Goldenberg, Mackler, Sayegh, Mintz, Pfeffer, Bonchi, Gill from making any reportable contributions through the term of the contract; and

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey authorizes the Mayor to enter into a contract with Goldenberg, Mackler, Sayegh, Mintz, Pfeffer, Bonchi, Gill as described herein to the satisfaction of the Township Committee; and

BE IT FURTHER RESOLVED, that the contract, resolution and other pertinent documents shall remain on file in the office of the Township Clerk; and

BE IT FURTHER RESOLVED that a notice of this action shall be printed once in the Township's legal newspaper.

Mr. Hayes made a motion to approve Resolution 2020-127, which was seconded by Mr. McGuinness.

Ayes: Mr. Hayes, Mr. Farino, Mrs. Mora Dillon, Mr. McGuinness, Mayor Watters

Nays: None

Absent: None

Abstain: None

**RESOLUTION # 2020-128
TOWNSHIP OF MANSFIELD
WARREN COUNTY**

RESOLUTION TO CANCEL TAXES ON TOWNSHIP PROPERTY

WHEREAS, the properties listed below are now owned by the Township of Mansfield, County of Warren, State of New Jersey; and

WHEREAS, the Township of Mansfield is now the owner of said properties having finalized an In-Rem Foreclosure in 2020 and said taxes therefore have to be cancelled; and

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mansfield, County of Warren, State of New Jersey, at their regular meeting held on September 9, 2020 hereby memorializes the cancellation by the Tax Collector of the following for Tax Year 2020.

BLOCK	LOT	ADDRESS
601.01	3.02	Port Colden
601.01	20.03	Hilltop Road
601.01	21	Hilltop Road
601.03	52	Hoffman Road
1001.01	23	Rockport Road
1001.02	33.02	Snyder Road
1001.02	38	Mt. Bethel Road
1001.02	39	Mt. Bethel Road
1702	3	1756 Route 57
2701	28	Jackson Street
2701	30	Jackson Street
2701	32	Jackson Street
2702	4	Jackson Street
2702	5	Jackson Street
2702	6	Jackson Street
2715	4 ADD 5,11.03,17,12-14	Colston Avenue
2809	7	Harding Avenue
2809	8	Harding Avenue
2809	15	Lincoln Court
2809	16	Washington Blvd. W.
2809	17	Washington Blvd. W.
3001	13	Mt. Bethel Road

Mrs. Mora Dillon made a motion to approve Resolution 2020-128, which was seconded by Mr. Hayes.

Ayes: Mr. Hayes, Mr. Farino, Mrs. Mora Dillon, Mr. McGuinness, Mayor Watters

Nays: None

Absent: None

Abstain: None

RESOLUTION NO. 2020-129

**TOWNSHIP OF MANSFIELD
WARREN COUNTY**

Granting Paid Sick Leave to Department of Public Works (Machine Operator)

WHEREAS, the Township Committee (“Committee”) of the Township of Mansfield (“Township”) finds and declares that John Tate, Jr. (“Employee”) is an employee of the Mansfield Township Department of Public Works; and

WHEREAS, the Committee further finds and declares that the Employee will be out of work on paid leave as of September 1, 2020 and

WHEREAS, the Committee further finds and declares that the Employee has leave days accrued that could be used for salary compensation during the duration of his paid leave;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Mansfield does hereby grant paid leave to Township Employee, John Tate, Jr., during the period of September 1, 2020 through September 8, 2020; and

BE IT FURTHER RESOLVED that the Township Clerk be and is hereby directed to formally notify the Public Employees’ Retirement System of said status and to cause the same to be included in the records maintained for said employee.

Mr. Hayes made a motion to approve Resolution 2020-129, which was seconded by Mr. McGuinness.

Ayes: Mr. Hayes, Mr. Farino, Mrs. Mora Dillon, Mr. McGuinness, Mayor Watters

Nays: None

Absent: None

Abstain: None

RESOLUTION 2020-130

MANSFIELD TOWNSHIP LIQUOR
LICENSE RENEWAL 2019-2020

WHEREAS, the following establishments have made application for renewal of Liquor Licenses for the license term 2019-2020:

1. Bhavind Kartik, LLC 2116-33-006-007

WHEREAS, the appropriate fees have been paid to the Municipality and the State of New Jersey Division of Alcoholic Beverage Control; and

NOW, THEREFORE, BE IT RESOLVED, by the Mansfield Township Committee that the foregoing Liquor License Applications be approved for the licensing year 2019-2020.

Mrs. Mora Dillon made a motion to approve Resolution 2020-130, which was seconded by Mr. Hayes.

Ayes: Mr. Hayes, Mr. Farino, Mrs. Mora Dillon, Mr. McGuinness, Mayor Watters

Nays: None

Absent: None

Abstain: None

ORDINANCES

Second Reading

ORDINANCE 2020-12

AN ORDINANCE TO AMEND CHAPTER 182 SECTION 9 A OF THE CODE OF THE TOWNSHIP OF MANSFIELD SPORTS ACTIVITY REGISTRATION FEES

BE IT ORDAINED by the Mayor and Township Committee of the Township of Mansfield, County of Warren and State of New Jersey:

1. Chapter 182-9 of the Code of the Township of Mansfield is hereby amended to include a new section-Sport Activity Registration Fees.

Section I. If three children in the same family are registered for the same sport the third shall be free

Section J. Refunds of Registration Fee will be charged a \$5.00 processing fee

This ordinance shall take effect immediately after passage.

Any ordinance that is inconsistent with the foregoing shall be deemed repealed by this ordinance.

The above ordinance was introduced for First Reading by the Mayor and Township Committee of the Township of Mansfield, Warren County at a regular meeting held on August 12, 2020 and a Final Adoption at Public Hearing to be held September 9, 2020, at 7:30 pm at the Municipal Building in and for said Township, at which time the public may comment.

Mrs. Mora Dillon made a motion to approve Ordinance 2020-12, which was seconded by Mr. Farino.

Mayor Watters opened the public portion of the meeting; seeing no comment from the public, public portion was closed.

Ayes: Mr. Hayes, Mr. Farino, Mrs. Mora Dillon, Mr. McGuinness, Mayor Watters

Nays: None
Absent: None
Abstain: None

PUBLIC PORTION reopened

Mayor Watters reopened the public portion of the meeting.

Bill Sosis, 15 Brantwood Terrace, stated he was unhappy with the way that he was provided information for an OPRA request.

Seeing no further comments from the public, Mayor Watters closed the public portion.

EXECUTIVE SESSION

Mayor Watters announced moving into Executive Session.

Mr. Hayes made a motion to go into Executive Session, which was seconded by Mrs. Mora Dillon.

Ayes: Mr. Hayes, Mr. Farino, Mrs. Mora Dillon, Mr. McGuinness, Mayor Watters
Nays: None
Absent: None
Abstain: None

RETURN FROM EXECUTIVE SESSION

Return from Executive Session at 8:43 pm.

Mr. Hayes made a motion to return to Regular Session, which was seconded by Mrs. Mora Dillon.

Ayes: Mr. Hayes, Mr. Farino, Mrs. Mora Dillon, Mr. McGuinness, Mayor Watters
Nays: None
Absent: None
Abstain: None

Mr. Lavery announced the return from Executive Session at 8:43pm where they discussed:

- Two personnel matters – Police and DPW

No official action was taken. Copies of these minutes will be available at such time the Committee determines there is no longer a harm to the public interest.

Mr. Lavery requested a motion to authorize Mr. Farino to make the offer discussed in Execution Session with regard to the DPW.

Mr. Hayes made a motion to authorize the offer of the DPW position discussed in Executive Session, which was seconded by Mrs. Mora Dillon.

COMMITTEE REPORTS

Road Salt – Mayor Watters asked about the salt prices. Mr. Snyder said he will get quotes from the Morris County and Warren County Co-Ops.

Pheasant Farm Barn – Mayor Watters stated we are getting close. Ms. Hrebenak has been in contact with the State.

Mrs. Mora Dillon made a motion to adjourn which was carried by all.